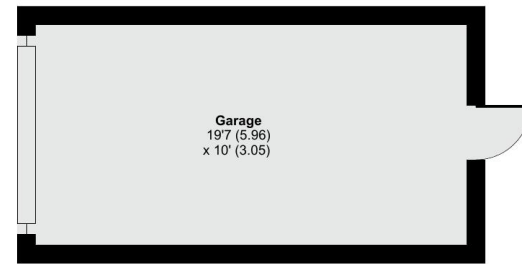


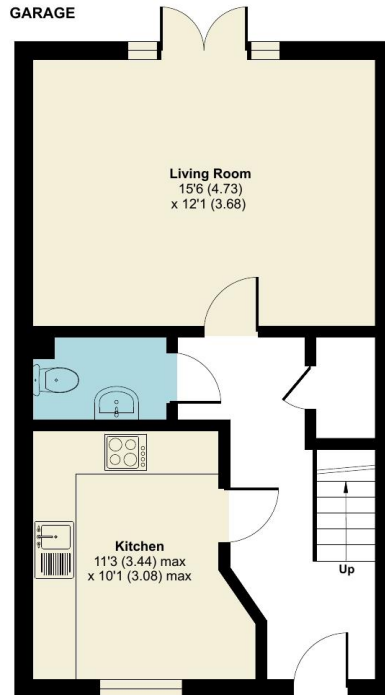


Lee Valley Close, Andover, SP11

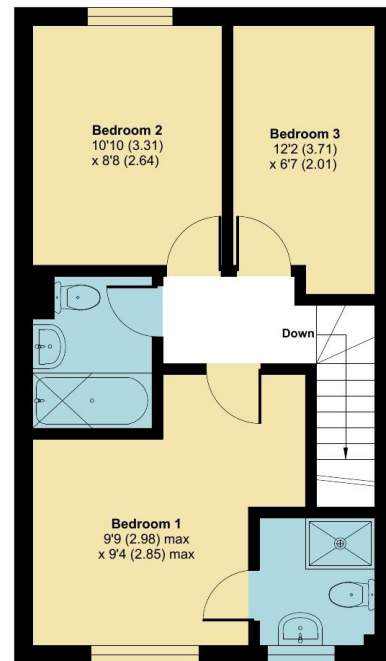
Approximate Area = 870 sq ft / 80.8 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1065 sq ft / 98.9 sq m
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Austin Hawk Ltd. REF: 1116418

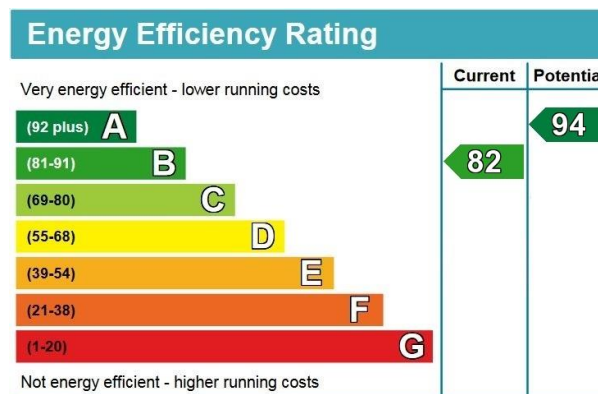


austinhawk
ESTATE AGENTS



Lee Valley Close, Andover

Guide Price £339,995 Freehold



- Hallway
- Sitting Room
- Master Bedroom
- 2 Further Bedrooms
- Rear Garden

- Kitchen/Breakfast Room
- Cloakroom
- En-suite Shower Room
- Family Bathroom
- Garage & Driveway Parking

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION :
Austin Hawk are delighted to offer this well presented three bedroom semi-detached house situated on the popular Chariots phase of Augusta Park. The development borders green space and open countryside whilst never being far from local amenities. The accommodation comprises entrance hall, kitchen/breakfast room, cloakroom, sitting room, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside the property offers a fully enclosed garden with personal door to the rear of the garage, leading to driveway parking.

LOCATION :
Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country. The Augusta Park development has many local amenities including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground which Lee Valley Close borders with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

ACCOMMODATION :
Canopy porch with front door into:

HALLWAY :
Stairs to first floor with understairs storage and doors to:

KITCHEN/BREAKFAST ROOM:
Front aspect and tiled floor. Contemporary range of eye and base level cupboards and drawers with wood effect work surfaces over and inset one-and-a-half bowl stainless steel sink with drainer. Inset gas hob with extractor over and double oven beneath. Integral fridge/freezer, dishwasher and washing machine. Cupboard with wall-mounted boiler and space for table and chairs.

CLOAKROOM :
Extractor fan, tiled floor, WC and wash hand basin.

SITTING ROOM :
Rear aspect and French doors to the garden, laminate flooring.

LANDING:
Loft access and doors to:

MASTER BEDROOM:
Front aspect and inset space for wardrobe, door to:

EN-SUITE SHOWER ROOM :
Front aspect and extractor fan. WC, wash hand basin and shower cubicle.

BEDROOM TWO:
Rear aspect.

BEDROOM THREE:
Rear aspect.

BATHROOM :
Extractor fan, heated towel rail, WC, wash hand basin and panelled bath with hand-held shower attachment.

REAR GARDEN :
Patio area adjacent to the property with the remainder laid to lawn with a raised flower bed. Fully enclosed by fencing and brick wall.

FRONT GARDEN :
Path to front door, access to driveway parking for one vehicle leading to:

GARAGE :
Up and over door to the front and door to garden, supplied with both power and light.

TENURE & SERVICES :
Freehold. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. Full Fibre Broadband to the Premises.

